



Dr. Gail Morrison  
Interim Executive Director

March 26, 2007

**TO:** Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education  
**FROM:** Mr. Daniel Ravenel, Chair, Committee on Finance and Facilities  
**SUBJECT:** Interim Capital Projects for Consideration on April 5, 2007

The Committee on Finance and Facilities met on March 1 to review the following items:

**6.04A** Interim Capital Projects

A.) Clemson University

- a. ICAR Technology Neighborhood One Plaza Construction  
*-increase budget, revise scope*

B.) College of Charleston

- a. 5 College Way Renovation  
*-establish project*
- b. 7 College Way Renovation  
*-establish project*
- c. 9 College Way Renovation  
*-establish project*

C.) Medical University of South Carolina

- a. Hazardous Weather Upgrades – Phase I  
*-establish project*
- b. College of Nursing Clinical Teaching Lab Construction  
*-increase budget, revise scope*

D.) South Carolina State University

- a. Lowman Hall Renovations  
*-increase budget*

E.) University of South Carolina Columbia

- a. Athletic Master Plan Phase I Development  
*- increase budget, revise scope*
- b. Band Hall and Dance Facility Construction  
*-increase budget, revise scope, change project name*

- c. Patterson Hall Renovation
  - *increase budget*
- d. 1321 Pendleton Street Renovations
  - *establish project*
- e. Omega II Research Facility Construction
  - increase budget, revise scope*
- f. Beta Research Facility Construction
  - increase budget, revise scope*

**6.04B** Leases

A.) Clemson University

- a. Library Storage and Offices
  - lease renewal*

B.) Medical University of South Carolina

- a. 4295 Arco Lane
  - lease renewal*

**6.04C** List of Staff Approvals for January 2006

If you have any questions about a particular item, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

April 5, 2007

**Clemson University**

ICAR Technology Neighborhood One Plaza Construction  
(Previous Budget = \$6,400,000\*)

Source of Funds:	\$300,000	-research university infrastructure bonds
	\$645,000	-operating revenue

Proposed Budget:	\$5,660,000	-site development (2.5 acres)
	747,000	-contingency
	495,000	-landscape
	440,000	-professional services fees
	<u>3,000</u>	-equipment and/or materials
Total:	\$7,345,000	

**Description**

The University requests approval to increase the budget and revise the scope of the project. The revision consists of two components: 1.) the completion of site architecture to including lighting, hardscape, and landscape; and 2.) the reallocation of funds for construction of a site plaza originally approved for completion in the International Center for Automotive Research (ICAR) Parking Structure project. (As a note, the \$300,000 reallocation for this component is from Research University Infrastructure Bonds which were appropriated by the General Assembly.)

The Technology Neighborhood One Plaza will serve as the main gathering space and public entrance for this portion of the University's ICAR campus in Greenville. The additional funding and revised scope will enhance the site architecture of the project including site lighting, hardscape, landscape, and site artwork. The reallocation of funding from the parking structure project will allow construction of the entire Technology Neighborhood One Plaza at one time, thus gaining inherent cost and schedule efficiencies.

*\*The source of funds for the \$6,400,000 previously allocated for this project is from Research University Infrastructure Bonds.*

**E&G Deferred Maintenance Reduction:**

*N/A – Site Development*

**Annual Operating Costs/Savings:**

*The project is not expected to generate additional operating costs at this time.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**College of Charleston**

5 College Way Renovation

\$1,000,000 -establish project

Source of Funds:

\$1,000,000 -capital improvement project funds

Proposed Budget:

\$ 675,000	-interior building renovations (4,821 GSF)
85,000	-professional services fees
80,000	-roofing
80,000	-exterior building renovations
<u>80,000</u>	-contingency

Total Budget:

\$1,000,000

Description

The College requests approval to establish a project to renovate a 4,821 GSF facility built in 1826. The facility housed faculty from the School of Education for several years. The faculty will be relocating this month to the new School of Education facility. The move will allow the College to complete major renovations in the facility.

The scope of the work will include new electrical, plumbing, and mechanical systems; restoration of architectural features; new interior finishes; upgrades to the technology infrastructure; a new roof; and the repair and painting of the exterior.

E&G Deferred Maintenance Reduction:

*CHE is in the process of updating the building conditions of the campus facilities; therefore, a current deferred maintenance amount is not available. However, the facility is over 100 years old and has not been renovated in more than 30 years. Accordingly, the project is expected to eliminate a significant portion of the facility's deferred maintenance.*

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**College of Charleston**

7 College Way Renovation

\$1,000,000 -establish project

Source of Funds:

\$1,000,000 -tuition fees

Proposed Budget:

\$ 720,000	-interior building renovations (5,225 GSF)
100,000	-contingency
95,000	-exterior building renovations
<u>85,000</u>	-professional services fees

Total Budget:

\$1,000,000

Description

The College requests approval to establish a project to renovate a 5,225 GSF facility built in 1830. The facility housed faculty from the School of Education for several years. The faculty will be relocating this

month to the new School of Education facility. The move will allow the College to complete major renovations in the facility. The renovated building will be housed with faculty from other departments who are currently located in fragmented and overcrowded facilities.

The scope of the work will include new electrical, plumbing, and mechanical systems; restoration of architectural features; new interior finishes; upgrades to the technology infrastructure; and the repair and painting of the exterior.

**E&G Deferred Maintenance Reduction:**

*CHE is in the process of updating the building conditions of the campus facilities; therefore, a current deferred maintenance amount is not available. However, the facility is over 100 years old and has not been renovated in more than 30 years. Accordingly, the project is expected to eliminate a significant portion of the facility's deferred maintenance.*

**Annual Operating Costs/Savings:**

*The project is not expected to generate additional operating costs at this time.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**College of Charleston**

9 College Way Renovation	\$1,750,000	-establish project
Source of Funds:	\$1,000,000	-capital improvement project funds
	750,000	-college fees
Proposed Budget:	\$1,100,000	-interior building renovations (9,105 GSF)
	250,000	-roofing
	175,000	-contingency
	125,000	-exterior building renovations
	<u>100,000</u>	-professional services fees
Total Budget:	\$1,750,000	

**Description**

The College requests approval to establish a project to renovate a 9,105 GSF facility built in 1835. The facility housed faculty from the School of Education for several years. The faculty will be relocating this month to the new School of Education facility. The move will allow the College to complete major renovations in the facility. The renovated building will be housed with faculty from other departments who are currently located in fragmented and overcrowded facilities.

The scope of the work will include new electrical, plumbing, and mechanical systems; restoration of architectural features; new interior finishes; upgrades to the technology infrastructure; a new slate roof; and the repair and painting of the exterior.

**E&G Deferred Maintenance Reduction:**

*CHE is in the process of updating the building conditions of the campus facilities; therefore, a current deferred maintenance amount is not available. However, the facility is over 100 years old and has not been renovated in more than 30 years. Accordingly, the project is expected to eliminate a significant portion of the facility's deferred maintenance.*

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**Medical University of South Carolina**

Hazardous Weather Upgrades – Phase I	\$855,998	-establish project
Source of Funds:	\$506,000	-institutional capital project fund
	349,998	-indirect cost fund
Proposed Budget:	\$700,400	-equipment and/or materials
	85,598	-contingency
	50,000	-professional services fees
	<u>20,000</u>	-utilities renovations/replacement
Total:	\$855,998	

Description

The University requests approval to establish a project to complete phase one of a four phase project to move critical equipment out of the hurricane flood plain. The project includes the purchase of three 750-kilowatt portable generators with fuel supply, automatic transfer switches, and controls for use during fixed-generator relocations. These portable generators can be attached to any building as necessary and can also be used during any type of inclement weather. In addition, three Thurmond/Gazes Research Building generator fuel pumps will be replaced, along with extending fuel tank vents and sealing tank fill caps.

E&G Deferred Maintenance Reduction:

*N/A – Infrastructure*

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**Medical University of South Carolina**

College of Nursing Clinical Teaching      \$1,000,000      -increase budget, revise scope  
Lab Construction  
(Previous Budget = \$1,500,000)

Source of Funds:      \$1,000,000      -university-generated funds

Proposed Budget:	\$1,452,800	-interior building renovations (10,860 GSF)
	450,000	-new construction (704 GSF)
	200,000	-contingency
	160,000	-professional services fees
	129,000	-labor costs
	100,700	-equipment and/or materials
	<u>7,500</u>	-asbestos abatement
Total:	\$2,500,000	

**Description**

The University requests approval to increase the budget and revise the scope of the project. The General Assembly appropriated \$1.5 million for the project in 2005, and since that time, the University has engaged a consultant to develop fully the project. The simulated clinical laboratory will consist of approximately 10 separate labs where students will be allowed to practice nursing skills on mannequins and develop techniques so that acceptable performance and safeguard standards are met. The new construction cost includes 704 GSF for a supply room and a mechanical room and 368 GSF for an exterior entryway. Overall, 1,072 GSF is being added to the facility at \$420 per GSF. The interior renovations cost per square foot is \$134.

As the design developed, it became apparent to the University an additional storage space and mechanical room and a redesigned main entrance were needed. The mechanical room will contain a dedicated HVAC system to support the center. The building's original electrical equipment that is over 50 years old will be replaced.

**E&G Deferred Maintenance Reduction:**

*The project will alleviate a portion of the \$3,050,466 in existing deferred maintenance in the building.*

**Annual Operating Costs/Savings:**

*The project is not expected to generate additional operating costs at this time.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**South Carolina State University**

Lowman Hall Renovations                      \$2,044,000      -increase budget  
(Previous Budget = \$2,115,791)

Source of Funds:                                      \$2,044,000      -renovation reserve funds

Proposed Budget:	\$1,798,291	-interior building renovations (24,300 GSF)
	1,140,000	-utilities renovations
	350,000	-roofing
	295,000	-contingency
	250,000	-professional services fees
	100,000	-exterior building renovations
	80,000	-other permanent improvements
	50,000	-landscaping
	50,000	-site development
	<u>46,500</u>	-project administration
Total:	\$4,159,791	

**Description**

The University requests approval to increase the project budget which is necessary to comply with the restoration/rehabilitation requirements imposed by the National Park Service and United States Department of Interior. Lowman Hall is listed in the National Register and is the oldest existing building on the University's campus. The institution desires to preserve the character and historic nature of this existing campus image.

The University negotiated with the Department of Interior for nearly two years concerning the extent of renovation, restoration, and replacement items allowed. The agency's standards and guidelines for historic rehabilitation projects are much more stringent than that of building an exact replica. Obtaining original materials may be twice as costly as purchasing the current common building materials. The project requires detailed craftsmanship in restoring whatever original components are deemed salvageable. As a result, an additional labor costs is necessary for acquiring the specialized craftsmen to restore the facility which escalates the construction cost by as much as 20 to 25 percent.

The University intends to house the President's Office, Board of Trustees, Finance and Management, and Academic Affairs in the newly renovated facility. This relocation will allow the institution to utilize the Donma Administration Building (facility currently housing the previously mentioned offices) for other needed administrative and office space.

Note the project received \$1 million in capital improvement bonds (CIB) in 2000.

**E&G Deferred Maintenance Reduction:**

*N/A – The facility is currently off-line, therefore, it is not included in the institution's calculation of deferred maintenance.*

**Annual Operating Costs/Savings:**

*Maintenance, insurance, custodial, and utilities will require additional operating costs ranging from \$215,624 to \$228,756 in the three years following project completion. The costs will be absorbed into the existing budget.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.



**University of South Carolina Columbia**

Athletic Master Plan Phase I Development  
(Previous Budget = \$800,000)      \$12,000,000    -increase budget, revise scope

Source of Funds:      \$7,498,000    -athletic bond anticipation notes  
4,502,000    -private funds

Proposed Budget:      \$10,000,000    -new construction (35,000 GSF)  
1,550,000    -professional services fees  
1,250,000    -contingency

Total:      \$12,800,000

Description

The University requests approval to increase the budget and revise the scope of the project. The proposed Academic Enrichment Center will be the first capital investment in the redevelopment of the Roost area for athletics. The Center is envisioned to house approximately 35,000 GSF of instructional, study, meeting, and support space for the academic advancement of all student athletes. The project scope will include architectural space programming, design, construction, and construction administration through completion of the construction and occupancy of the facility. The new construction cost per square foot is \$286.

A guarantee letter is on file for the \$4,502,000 in private funds.

E&G Deferred Maintenance Reduction:

N/A – Auxiliary

Annual Operating Costs/Savings:

*Maintenance, grounds, custodial, energy services utility management, waste management, and utilities will require additional operating costs of \$270,900 in the three years following project completion. The costs will be absorbed into the existing budget.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**University of South Carolina Columbia**

Band Hall and Dance Facility Construction  
(Previous Budget = \$6,729,000)      \$3,100,000    -increase budget, revise scope, change project name

Source of Funds:      \$2,500,000    -institution bonds  
600,000    -institutional funds

Proposed Budget:      \$5,108,000    -new construction (32,869 GSF)  
3,144,000    -site development  
767,000    -contingency  
460,000    -professional services fees  
300,000    -equipment and/or materials  
50,000    -miscellaneous owner costs

Total:      \$9,829,000

### Description

The University requests approval to increase the budget and revise the project scope. The revision will include an addition of a third dance studio. The increased budget will allow for this addition as well as additional costs associated with revision in foundation design.

The third dance studio is needed to meet the programmatic needs of the dance program. The foundation will need to use steel piles. It was general knowledge that the site had been used as a landfill but no sub-surface investigation had been performed to quantify the nature, depth, and extent of buried materials. After sub-surface investigations were performed, foundation design was revised using steel piles.

### E&G Deferred Maintenance Reduction:

*N/A – New Construction*

### Annual Operating Costs/Savings:

*Maintenance, grounds, custodial, waste management/recycling, one-time equipment needs, and utilities will require additional operating costs ranging from \$82,512 to \$112,512 in the three years following project completion. The costs will be absorbed into the existing budget.*

### Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

### **University of South Carolina Columbia**

Patterson Hall Renovation (Previous Budget = \$3,561,000)	\$3,000,000	-increase budget
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Source of Funds:	\$3,000,000	-housing maintenance revenue
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Proposed Budget:	\$5,000,000	-interior building renovations (154,000 GSF)
	1,000,000	-utilities renovations
	361,000	-contingency
	<u>200,000</u>	-professional services fees

Total:	\$6,561,000	
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### Description

The University requests approval to increase the budget for planned upgrades and replacements to the Patterson Hall dormitory. The project was approved initially as part of the 2003 Comprehensive Permanent Improvement Plan (CPIP). The upgrades planned for summer 2007 will replace aged systems and prevent unplanned outages. The requested increase is needed to complete the second phase of the project. Costs have increased due to the delay in implementing the project due to scheduling conflicts with summer programs and changing priorities of University Housing. The interior renovation cost per square foot is \$32.

The second phase of the project will include completion of the renovation of the electrical and mechanical system upgrades installed last summer. Additional work will include upgrades to the chilled water, hot water, and electrical systems that support the fan coil units. The total projected cost for the project has not been finalized. The scope of the work may increase due to additional work required to satisfy code requirements.

E&G Deferred Maintenance Reduction:

N/A – Housing

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**University of South Carolina Columbia**

1321 Pendleton Street Renovations                      \$1,800,000      -establish project

Source of Funds:    \$1,800,000      -housing maintenance revenue

Proposed Budget:	\$1,500,000	-interior building renovations (16,240 GSF)
	150,000	-professional services fees
	<u>150,000</u>	-contingency

Total:    \$1,800,000

Description

The University requests approval to establish a project for general renovations to the existing facility at 1321 Pendleton Street to accommodate the relocation of University Housing Offices. The scope of the work will include modifications of the building interior to meet the programmatic needs of University Housing, asbestos and lead paint abatement, and upgrades to plumbing, HVAC, and electrical systems. Code-related issues and the structural integrity of the building will also be addressed.

Housing administrative officers were located previously in the Towers dormitories which are being demolished to provide a site for the Honors Housing Residential Hall construction. The housing offices are temporarily located in McBryde Quadrangle. It is currently proposed that a portion of McBryde be demolished to provide an alternate site for the construction of the Thomas Cooper Library Collections Addition. The renovation of 1321 Pendleton Street will provide long-term location for the housing administrative offices.

E&G Deferred Maintenance Reduction:

N/A – Housing

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

The Committee on Finance and Facilities recommends approval of this project provided the University Board of Trustees approves this project at its April 20, 2007 meeting.

**University of South Carolina Columbia**

Omega II Research Facility Construction      \$4,000,000      -increase budget, revise scope  
 (Previous Budget = \$29,924,516)

Source of Funds:      \$4,000,000      -institution bonds

Proposed Budget:      \$29,000,000      -new construction (110,000 GSF)  
                                  4,100,000      -professional services fees  
                                  824,516      -contingency

Total:      \$33,924,516

**Description**

The University requests approval to increase the budget and revise the project scope. The revision is for the future upfit of a single floor in the research facility. As specific research units are identified for occupancy, additional funding is required to upfit space for specialized and unique programmatic needs.

The institution bonds funding the project are within the current capacity of the University. There was no increase in student fees associated with this bond funding. The debt is being paid with indirect cost recovery from research grants.

**E&G Deferred Maintenance Reduction:**

*N/A – New Construction*

**Annual Operating Costs/Savings:**

*The project is not expected to generate additional operating costs at this time.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**University of South Carolina Columbia**

Beta Research Facility Construction      \$4,000,000      -increase budget, revise scope  
 (Project Budget = \$31,564,157)

Source of Funds:      \$4,000,000      -institution bonds

Proposed Budgets:      \$30,600,000      -new construction (125,000 GSF)  
                                  3,750,000      -professional services fees  
                                  1,000,000      -site development  
                                  549,157      -contingency

Total:      \$35,554,157

**Description**

The University requests approval to increase the budget and revise the project scope. The revision is for the future upfit of a single floor in the research facility. As specific research units are identified for occupancy, additional funding is required to upfit space for specialized and unique programmatic needs. Space will also be upfitted for Engenuity SC, a strategic leadership group, to create a wet-lab incubator space for fuel cells.

The institution bonds funding the project are within the current capacity of the University. There was no increase in student fees associated with this bond funding. The debt is being paid with indirect cost recovery from research grants.

*E&G Deferred Maintenance Reduction:*

*N/A – New Construction*

*Annual Operating Costs/Savings:*

*The project is not expected to generate additional operating costs at this time.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**DESCRIPTION OF LEASES FOR CONSIDERATION**

April 5, 2007

**Clemson University**

Library Storage & Offices

-lease renewal

\$120,175/yr

**Description**

The University requests approval to renew its lease for library storage and office space at the Clemson Shopping Center on Highway 76. The University uses this space for document storage and a small amount of office space. The current lease consists of 22,000 square feet at an annual rate of \$104,500 (\$4.75/SF). The negotiated renewal is \$120,175 annually at \$5.46 per SF. The requested lease term is for three years with a total lease cost of \$360,525 with an option to renew for two years at a negotiated price.

**Recommendation**

The Committee on Finance and Facilities recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

**Medical University of South Carolina**

4295 Arco Lane

-lease renewal

\$136,800/yr

**Description**

The University requests approval to renew its lease for space at 4295 Arco Lane in North Charleston. The space is for the MUSC Record Center, Library Archives, Property Control, University Press, and Materials Management.

The MUSC Foundation owns and leases this property to the University. The monthly rental rate will be \$11,400, resulting in an annual cost of \$136,800. The requested lease term is for five years with a total lease cost of \$684,000. The per square foot rate is \$1.82.

**Recommendation**

The Committee on Finance and Facilities recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

**INFORMATION ITEM**

**PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF**

January 2007

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
1/4/2007	9709	Clemson	Mauldin, Smith, & Barnett Hall Life Safety Improvements	decrease budget, close project	(\$392)	\$599,608
1/4/2007	9713	Clemson	Johnstone Hall "A" Section-Renovations/Life Safety Upgrades	decrease budget, close project	(\$3,739)	\$496,261
1/4/2007	New	MUSC	CHP Building C HVAC Replacement	establish project	\$0	\$500,000
1/9/2007	9889	Denmark TC	Building 400 Renovation	increase budget	\$100,000	\$900,000
1/19/2007	9522	Lander	New Campus Entrance Boulevard Construction	change source of funds, revise scope	\$0	\$1,561,436
1/19/2007	9537	Winthrop	Lee Wicker Student Housing Renovations	decrease budget, close project	(\$23,591)	\$976,409
1/19/2007	9546	Winthrop	Phelps Hall Renovations	increase budget, revise scope	\$249,000	\$1,590,000
1/19/2007	6001	USC Columbia	1600 Hampton Street Elevator Repair	increase budget, revise scope	\$26,082	\$996,082
1/19/2007	6014	USC Columbia	Greenhouse #3 Construction	revise scope, decrease budget, close project	(\$145,520)	\$23,480
1/19/2007	New	USC Columbia	Whaley House Acquisition	establish project	\$0	\$25,000
1/19/2007	New	USC Lancaster	Parking & Road Improvements	establish project	\$0	\$100,000
1/25/2007	9573	SC State	James E. Clyburn Transportation Research & Conference Center Construction	decrease budget	(\$350,500)	\$22,365,155
1/25/2007	9563	SC State	Belcher Hall Renovations	decrease budget, close project	(\$13,142)	\$1,031,858
1/25/2007	9880	Greenville TC	Northwest Campus Construction <sup>1</sup>	increase budget, revise scope	\$1,496,000	\$20,607,921
1/25/2007	9894	Horry-Georgetown TC	Former Base Hospital Building Renovation (Grand Strand Campus)	increase budget, change source of funds	\$231,000	\$8,731,000
1/25/2007	9952	York TC	Building B Roof Repair	increase budget	\$174,894	\$239,894
1/29/2007	9625	SC State	Turner Hall Exterior Façade & Roof Repair/Replacement	increase budget, revise scope	\$122,000	\$317,000

<sup>1</sup>Increases of 10% or less of total project budget can be approved by staff.

**LEASES APPROVED BY STAFF**

Date Approved	Lease #	Institution	Project Name	Purpose/Additional Info	Rates	Term
1/16/2007	New	Coastal Carolina	Band Building & Practice Field Lease	NOTE: Office, storage, & practice field for marching band	Annual Rate - \$36,000-\$39,338 / Cost per SF \$30.12	1/01/07-12/31/2012